MAKING OF CITY BUDGET NOW INTERESTS REALTY WORLD

HOPE TO SAVE OWNERS' MONEY BY BUDGET CUTS

Several Departments Have Requested Lower Allowances---Ability to Save Limited

is doing its utmost to get property owners to attend hearings before the Budget the sub-committee and, with the Advisory Council, will have the privilege of

committee of the Board of Estimate to scan every item in estimates for the next year of departments under the jurisdiction of the Mayor. The preparation of the 1916 budget is now in progress and estimates have been submitted by all but two or three of the larger city departments. Some of the departmental estimates indicate that the requests for appropriations will be smaller than in 1915; but many of the larger departments, like the Police, Park, Health and Board of Education, have requested increases.

In view of the fact that it is almost impossible to analyze the budget in detail because of the vast array of figures and mass of statistics, taxpayers are urged to at this time direct their efforts more toward a consideration of the general principles of economy than endeavor to recommend economies which may, for the most part, be impossible to effect because of mandatory legislation. Of the \$193,000,000 in the 1915 budget approximately \$56,000,000 represented obligatory appropriations for debt service and deficiencies in the collection of taxes. Of the remaining \$133,000,000, 26 per cent. was mandatory legislation, 13 per cent. was mandatory legislation, 14 per cent. was mandatory legislation, 15 per cent. was mandatory legislation, 16 per cent. was mandatory legislation, 17 per cent. was mandatory legislation, 18 per cent. was mandatory legislation, 19 per cent. was mandatory legislation, 19 per cent. was mandatory legislation, 19 per cent. was mandatory legislation per cent.

paid by the city. Twenty-one thousand come under the head of the Board of Education, 11,000 under the Police Department, 8,000 under the Fire Department and 35,000 laborers. The tentative specifications with regard to the classifications of salaries relate at this time to those in professional and clerical service, of which there are approxi-mately 26,000. It may be quite pos-sible that classification of salaries and grades may be accomplished in the Police, Fire and labor departments in the estimates of these departments for 1916; but owing to the fact that the Board of Education is a separate corporation under the jurisdiction of the State, the

It has been estimated that if the classification of salaries and grades ELEVATOR GATES TO BE USED.

In view of the fact that the tax rate the Advisory Council, which accepted next year will be much higher than for a good many years—the rate will be about 2.05, it is expected—the Advisory Council of Real Estate Interests are in no way committed to the accept-

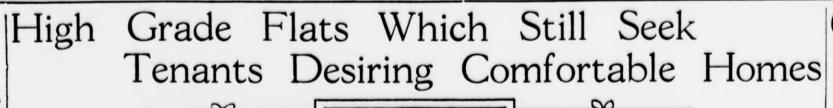
for debt service and deficiencies in the collection of taxes. Of the remaining \$133,000,000, 26 per cent. was mandatory legislation, 13 per cent. was partly mandatory, leaving 63 per cent. in part discretionary with the city budget makers.

During the past five years the departments under the Mayor have increased their expenses on an average of about 11 per cent., while those departments over which the Mayor has but partial control have increased 32 per cent. When it is further understood that the Board of Education, the county governments and many of the city salary expenses are mandatory to a certain degree, although included within the 63 per cent. of the budget now being examined by the city administration is limited to a great extent.

One very vital principle now being enforced which will shortly come before the Board of Estimate for approval is the standardization of salaries and grades among city employees. There are approximately 103,000 employees paid by the city. Twenty-one thousand come under the bead of the Board of

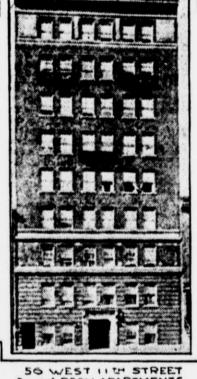
plexity, the Advisory Council believes that it will be expedient that the Bureau of Standards, the Bureau of Contract Supervision and the office of the Com-missioner of Accounts be combined into a central bureau of organization and control. Possibly under such a plan the office of Chamberlain could be merged with that of the Comptroller and the City Chamberlain could be designated to act as the head of such a central bureau. The duties of such a central bureau would be to reorganize the city administration along the lines of efficiency, abolish unnecessary committees and departments and continue an active investigation, for the heaft of the tax. investigation, for the benefit of the tax-payers, of the entire city budget, as is now being done by the Commissioner of classification of employees can only be now being done by the Commissioner of put into effect there after the home rule amendment to the Constitution is vision and the Bureau of Standards as vision and the Bureau of Standards as separate organizations.

Industrial Growth and New Transit Expected





CENTRAL PARK WEST AND 71 ST ST 6 TO 9 ROOMS AT \$1.100 TO 2,500 FR WOOD WH DOLSON SO AGENTS



SANDA ROOM APARTMENTS \$66010\$900 PRASE AND ELLIMAN, AGENTS



960 PARK AVE. CORNER 82% ST PEASE & ELLIMAN , AGENTS



THE BERKLEY 170 WEST 74TH ST.

APARTMENT HOTEL

BOI WEST END AVENUE AT 99TH ST. 610 8 ROOMS , \$ 1,400 TO \$ 2.200 FREDERICK ZITTEL & SONS AGENTS

ACADEMY AT EAGLE PARK.

118 EAST 54 TH ST.

9 ROOM APARTMENT \$ 2.800

MOORE & WYCKOFF , AGENTS

Religious Order Buys Hudson

classification of salaries and grades alone were to be put into operation in all departments the saving to the city would be close to \$13,000,000. If the Board of Estimate should approve of the entative specifications now being applied by the budget sub-committee to the professional and clerical services of the city it has been estimated the saving in salaries would be about \$2,000,000 and the saving from positions abolished would be approximately \$2,000,000. Real estate interests have been represented at these hearings by members of states along the Hudson River, has been tates along the Hudson River, has been along the Hudson River, has been tates along the Hudson River, has been along the Hudson River, has been tates along the Hudson River, has been along the Hudson River, has been along the Hudson River, has been tates along the Hudson River, has been along the Hudson River,

to Attract Buyers to Thomson Hill Auction

vations, commanding extensive views of the river, picturesque ravines and rustic bridges, wooded groves, large shade and Religious Order Buys Hudson
River Home of Miss Potter.

The country estate of Miss Blanche
Potter, known as Eagle Park, near Harmon, considered one of the finest esmon, considered one of the finest esmon will be used for the academy proper, it contains numerous bedrooms, large
living room, library, dining room, spaclous reception halls. There are ten or
more buildings on the property which

CITY'S PRICE ACCEPTED

Transit League for a lower rental of the Long Island tracks, for the operation of trains of the dual subway system from Corona to Little Neck and to Whitestone, has been successful in compelling the railroad company to reduce its original demand of \$250,000 a year to \$125,000 a year, with an annual increase in the rental of 6 per cent. per annum for ten years.

The action of the railroad company is practically a surrender to the terms laid down by Chairman McAneny of the practically a surrender to the terms laid down by Chairman McAneny of the capineers of Borrough President Connolly, all of whom took the position that the city should not pay an initial rental greater than the earnings of the section of the road to be leased, plus an annual increase equal to the average annual increase of the net earnings for the last five years.

The railroad company states that the

was brought about by the validating of the Flushing-Bayside line, which would parallel the Long Island tracks from Corona to Bayside. As it was evident that the rapid transit line would absorb practically all the railroad passenger traffic between Bayside and Corona, to preserve the railroad's investment in this territory it was decided to lease the tracks to the city for its new rapid

be that, the railroad company having practically met the terms of both the Public Service Commission and the Board of Estimate, the proposition be accepted without further delay.

BROOKLYN'S BUILDING BOOM.

Rental of \$125,000 a Year for Use of 10 Miles of Tracks.

All classes of buildings are included in the category of projected operations filed in the Brooklyn Building Bureau during the past week. The estimated cost exceeds the million dollar mark.

The fight by the North Shore Transit Association and the Third Ward Rapid Transit League for a lower rental of the Long Island tracks, for the operation of thirty acres and a lorge house of fifteen rooms, barns and outbuildings, besides a stone tenant house, with outsides a stone tena

\$27,500, and eight two story brick dwellings will be built on the south side of Seventy-sixth street, east of Sixth avenue, by P. J. Carlin, at a cost of \$36,000

COUNTRY LEADS CITY IN ACTIVE REALTY TRADING

Investor Buys New Bronx Apartment House---Buyers for Many Homes in Outlying Districts

William H. Mehlich has sold for the Oesting Building Company 1925 Andrews avenue, a five story apartment house, on plot 40x100, near 179th street. It is one of a row of twelve buildings recently completed by the self-

BROOKLYN DWELLING BUYERS. Hy. Agar has sold 784A Quincy street, near Reid avenue, a brownstone dwelling, for Elizabeth Morgan to a client; first street, from Everett P. Wheeler, also 458 Lafayette avenue, near Franklin avenue, a brick dwelling, to Cecelia James M. Hawley has sold 154 Sum-merfield street for Adam Klein to a chase.

lient for investment. MUCH DOING AT YONKERS.

M. A. Broderick has sold in Yonkers to the Queen's Daughters the building and large plot at 4 Maple street, formerly owned by Edmond Stammell. The organization is charitable and conducts a day nursery. The same broker sold the four family apartments at 38 Purser place for Henry N. Schade to Mrs. ser place for Henry N. Schade to Mrs. Eva S. Brown; hollow tile and stucco house and garage, 100 Bellevue place, for J. Bradley Scott to William Staneck; for J. S. Hawley of California, six lots at Warburton avenue, Greystone Station, to P. F. Kenny, who owns the corner of Odell avenue; two family apartments at 132 Morningside place, for Eva S. Brown to Henry N. Schade; for American Real Estate Company plot on Lawrence property to Margaret Johnson, who plans to erect a three family apartment.

BIG DEMAND FOR DWELLINGS.

Boundary For DWELLINGS.

Section Find Tenants.

Moore & Wyckoff and Harris to Mrs. Gardiner Sherman for the season the American basement house at 11 East Seventy-third street.

The Houghton Company has leased to Striebeck von Reyn the dwelling at 307 West Eighty-seventh street for Hannah M. Cozzens.

John J. Kavanagh has leased the

BUYS VALHALLA HOUSE.

William H. Malcolm has sold for the Bryant Park Realty Company to Fred-erick C. Hardon of Riverside Drive, a house and stable with three acres of ground at Columbus avenue at Valhalla,

TRUST CO. FOR S. YONKERS. TRUST CO. FOR S. YONKERS.

M. Backes the dwelling at 117 Mass
The Yonkers Trust Company has hattan avenue to James S. Watt. about completed arrangements for opening a branch in South Yonkers. The company is taking a site on South Broadway, south of Ludlow street.

Nearby are the Van Cortlandt Terrace for Emma H. Worcester to T. J. Danskerty, the four story dwelling of the company has leased for the company has leased for Emma H. Worcester to T. J. Danskerty, the four story dwelling of the company has leased for Emma H. Worcester to T. J. Danskerty, the four story dwelling of the company has leased for Emma H. Worcester to T. J. Danskerty, the four story dwelling the company is the company of the company is taking a site on South the dwelling at 140 West 121st street. and other home developments.

\$40,000 MONTCLAIR SALE.

The brick and frame residence on the west side of Orange road, Montclair, N. J., opposite Draper terrace, has been N. J., opposite Draper terrace, has been purchased by Thomas S. Gladding of Montclair. The house contains tweive rooms and three bathrooms and was built by the late William H. Nesbit. The property fronts 100 feet on the avenue and extends to a depth of 350 feet, and was held at \$40,000. F. M. Crawley & Brothers were the brokers.

dwelling 243 West Nineteenth street to George M. Ozeky.

Douglas L. Elliman & Co. have leads 125 East Thirty-ninth street, a five story American basement, for Mrs. Price Post of Tuxedo to D. Thomas Moore.

BUSINESS SPACE RENTED.

NEWARK DWELLING DEAL. Louis Schlesinger has sold for Mrs. H. B. Osborne 48 Shanley avenue, between Madison and Avon avenues, New-ark, N. J., a twelve room house on plot 42x111, to Harry Lewis of New

ROCKLAND CO. FARM DEAL. Arthur Meyer of the Arthur Meyer

Brandon Moses sold for Miss M. W.
Gelsinger her country place, Longfields,
on Rivervale avenue, Rivervale, N. J.
containing fifty acres and colonial house
of twelve rooms. The property is one of
the finest in northern Bergen county.

Norris Bogert her residence at II.
Prospect avenue, to W. V. Woods; for
Mrs. Ruth Tlemann. 31 Brunswick
road, to F. H. Hovey, and for Mrs.
Cena Radfork, 294 Orange road, to
Rufus T. French; all lessees are from
New York.

Helen R. Robinson, George S. Brew ster, Hiram W. Sibley and Marcia M. B. Tucker are interested with William Ziegler, Jr., in the purchase of 735 Park to subscribe one-fifth of the capital stock

PHYSICIAN TAKES APARTMENT.

Dr. Jonas Spinner is the buyer of the new five story apartment at 52 to 56 West 111th street, sold recently by the West 111th street, som research 111th Street Construction Company, 111th Street Construction It was a Samuel Williams president. It was a cash sale negotiated by Feuerstein & Rosenberg.

BIG DEMAND FOR DWELLINGS

John J. Kavanagh has leased the

dwelling at 52 East Seventy-fifth street for the Lawyers Title Company to L V Wall Wall.
Whitnell T. Tallaferro has rented the
dwelling at 52 West Seventy-second
street for the estate of Harrist A
Cullen to Mrs Etta Christen for three

John R. Davidson has leased for Amie for Emma H. Worcester to T. J. Dougherty the four story dwelling at 462 West 144th street.

Samuel H. Martin has leased for Successful Hall the dwelling at 325 West 137th street to Mary Mulhern.

John J. Kavanagh and Frederick 7. Barry have leased a store in 756 Madison avenue to May Hagen.

Senior & Stout have leased the two
story garage at 113 West Fifty-first
street for E. W. Barnes, and the second
floor at 200 Sixth avenue to Murat Bey. M. M. Hayward & Co. have least for a long term of years the loft at 2642 Broadway to the Broadway Art Company, furniture dealers, and the store at 219 West 100th street to Otto Gassa

CAJOLES N. Y. OWNERS

ment, Then Levies on Bank Stock, a City Revenue.

edate erty owners are agreed that the assess. That Is What Is Said of Develop-

rental for the remaining ten years, the rental for the remaining ten years, if the lease is renewed, to run without any further increase.

President Peters in reducing the railroad proposition calls attention to the fact that the city will take out of he centre of the North Shore division ten and a half miles of road, which is the most productive part of the territory on that division, leaving the company to operate about six miles of road from Lattle Neck to Port Washington on one end, and about seven miles of road, from Corona to the Pennsylvania terminal on the other end, and that it is not fair to fix the rental for this cut out section of the remaining ten years, it to fix the rental for the remaining ten years, it to fix the rental for the remaining ten years, it the builder.

The southwest corner of East Fourth street and Ditmas avenue is to be improved with four three story brick stores and tenements, at a cost of \$33,000, by Samson Falk. On the north side of Fort Hamilton avenue, east of East Second street, Richard P. Sherlock will build five three story brick stores and tenements, at a cost of \$33,000, by Samson Falk. On the north side of por cent. In 1913. Out of a direct State tax upon this basis, as compared to 72 per cent. In 1913. Out of a direct State tax of \$19,693,690 the city will pay \$13,-41 the advancement of years in apartment build will tax of \$19,693,690 the city will pay \$13,-41 the advancement of years in apartment build will tax of \$19,693,690 the city will pay \$13,-41 the advancement of years in apartment build will get the Fordham Heights, he counties.

The city of New York will be required to pay 68 per cent of the direct State tax upon this basis, as compared to 72 per cent. In 1913. Out of a direct State tax upon this basis, as compared to 72 per cent. In 1913. Out of a direct State tax upon this basis, as compared to 72 per cent. In 1913. Out of a direct State tax upon this basis, as compared to 72 per cent. In 1913. Out of a direct State tax upon this basis, as compared to 72 p

poration Counsel Tave decided to contest this action on the part of the State Board, for if a direct State tax of 1.7 milis should be imposed on bank shares the city's contribution to the State for this year will be \$616,608.92, increasing the amount to be paid by New York city. NEWARK'S TAX TO BE \$2.28.

The Essex county Board of Taxatter to \$13,975,021.

imate for meeting a certain of the expenditures under the unity taken by the State and sessed valuation of real estate determined at a lower figure tually prevais, the possibility is far distant. Consequently owners should communicate with the Attorney General and State Bard, impressing upon them the fact that them decisions that have been arrived at the

which are utilized by the B and of B-

BRONX BEST AFARTMENT ZONE.

ing Fordham Heights.



BLISS STREET STATION AND NEW ELEVATED ROAD

FACING PROPERTY. The Queensboro subway from Fortysecond street to Long Island City, though only a few months in operation, has done much to attract investors to Long Island City, which has been the investment field for many dollars in the last few years. Investors, big and small, have found Long Island to their small, have found Long Island to their liking. For this reason and the future promised for that section when the new transit system is in full operation it is expected that a big crowd of bidders will be at Bryan L. Kennelly's auction sale next Saturday of 293 lots of the Courtney Development Company facing the Bliss street station on one of the new trunk transit routes.

new trunk transit routes.

The lots are on Thomson Hill and will be sold, Mr. Kennelly says, to the

BY LONG ISLAND R. R.

Community Will Pay Initial Borough's Growth Reflected in

lation to the whole division.

The original offer of the Long Island Railroad to lease its tracks to the city

EQUALIZATION BOARD

Reduces State Tax Assess-

equal to the average annual increase of the net earnings for the last five years.

The railroad company states that the net earnings for 1914 from that section of the road on which rapid transit trains will run was approximately \$125, 000, and that the annual increase in gross passenger earnings for the last five years was an average of 11 per coast. As it is impossible, however, for the from pany to state the actual percentage of the net increase in earnings, owing to the fact that the operating expenses are not segregated with respect to this section of the road, it is willing to accept an annual increase in rental of 6 per cent. For a period of ten years, the rental for the remaining ten years, it the builder.

The southwest corner of East Fourth of the meter to the fact that the operating ten years, the first end of the remaining ten years, the first end builder.

The southwest corner of East Fourth of the remaining ten years, the first end builder.

The southwest corner of East Fourth of the remaining ten years, the first end builder.

The southwest corner of East Fourth of the remaining ten years, the first end builder.

The southwest corner of East Fourth of the remaining ten years, the builder.

The southwest corner of East Fourth of the remaining ten years, the first end builder.

The southwest corner of East Fourth of the remaining ten years, the forty-six families. Nathan Halperin is the builder.

The southwest corner of East Fourth of the remaining ten years, the builder.

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The southwest corner of East Fourth of the remaining ten years, the builder.

The southwest are accommodate that the assessments upon real estate throughout the city and remaining the fact that the assessment where a carned

are among the operations planned. The southwest corner of East Ninth street and Foster avenue will be improved by hards shares. the Poret Building Company with seven
two story frame dwellings, as a cost of
Comptroller Prendergast and the Cormuch as any other the

The lots afee of Homson Hill and with Kennelly says, to the be sold, Mr. Kennelly as the sold for the best prices obtain able. With a new transit sions gits front this virgin property, virgin in probably go cheaper than property not as well located on the transit map of Lors I shall city.

Mr. Kennelly is enthusiastic ever the followed by a great demand for homes.

The lots afee dead to the strict of the set of the set of the set of the clay of the clay of the set of the clay o